

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

SENT TO D.C.

7/30/04

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: **Wrightwood Bungalow Historic District**

other names/site number

2. Location

street & number: **4600 & 4700 Blocks of West Wrightwood Avenue** not for publication

city or town: **Chicago** vicinity

state: **Illinois** code: **IL** county: **Cook** code: **031** zip code

3. State Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William L. G. 15440 7-29-04
Signature of certifying official Date

Illinois Historic Preservation Agency
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official Title Date

State or Federal agency and bureau

Wrightwood Bungalow Historic District
Name of Property

Cook County, Illinois
County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register	_____	_____
<input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register	_____	_____
<input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>63</u>	<u>49</u>
buildings	buildings
<u>0</u>	<u>0</u>
sites	sites
<u>0</u>	<u>0</u>
structures	structures
<u>0</u>	<u>0</u>
objects	objects
<u>63</u>	<u>49</u>
Total	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Chicago Bungalows

Wrightwood Bungalow Historic District
Name of Property

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6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure (Garage)

Current Functions (Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure (Garage)

7. Description

Architectural Classification (Enter categories from instructions)

Other: Chicago Bungalow

Materials (Enter categories from instructions)

foundation **Brick**
roof **Asbestos Shingles**
walls **Brick**
other **Limestone, Wood frame (Garages)**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

Wrightwood Bungalow Historic District
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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance (Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance: **1916 - 1930**

Significant Dates: **1916; 1926**

Significant Person (Complete if Criterion B is marked above): **N/A**

Cultural Affiliation: **None**

Architect/Builder: **Stoltzner Construction Company; Klaffer, Joseph; various**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) **See Continuation Sheet**

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository **Historic Chicago Bungalow Association**

10. Geographical Data

Acreage of Property 11 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	438135	4642157	3	16	438455 4642030
2	16	438455	4642162	4	16	438125 4642035
<input type="checkbox"/> See continuation sheet						

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

Wrightwood Bungalow Historic District

Name of Property

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County and State

11. Form Prepared By

name title: **Emily Ramsey, Project Director**

organization: **Historic Chicago Bungalow Association** date: **March 21, 2004**

street & number: **1 North LaSalle Street, Suite 1200** telephone: **312-642-9900**

city or town: **Chicago** state **IL** zip code **60602**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **various owners**

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20540.

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Wrightwood Bungalow Historic District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Narrative Description

Summary Description

The Wrightwood Bungalow Historic District is located on the northwest side of Chicago, approximately eight miles from the city's commercial center. The district encompasses the 4600 and 4700 blocks of W. Wrightwood Avenue, roughly between North Cicero Avenue and a line of the Chicago & Northwestern Railroad that runs just west of Kenton Avenue. The district includes 63 contributing (50 contributing houses and 13 contributing garages) and 49 non-contributing resources (8 non-contributing houses and 41 non-contributing garages). The district includes fifty-five bungalows. Built between 1916 and 1926, the district reflects both large-scale speculative building and individual residential development. Stoltzner Construction Company and architect Joseph Klafter designed and built all thirty-two bungalows on the 4600 block of W. Wrightwood Avenue in 1923-1924. In contrast, the 4700 block developed gradually during the late 1910s and early 1920s through the work of numerous individual homeowners, small-time builders and architects. Despite the variety of participants, the growth and development of the district maintained a uniform scale and a sense of cohesiveness. The one-and-one-half-story brick bungalows are regularly spaced with uniform setbacks, giving a rhythm and continuity to the district's streetscapes. The bungalows on W. Wrightwood Avenue share common features—low-pitched roofs with overhanging eaves, banded fenestration, decorative brick and limestone detailing—that emphasize horizontality and serve to tie the buildings to the spacious landscape around them. The generous boulevard layout of West Wrightwood Avenue between North Kostner Avenue and North Cicero Avenue, with its 200-foot right of way and central open space, serves to further connect the bungalows to their natural surroundings. Despite the regularity of the streetscapes, variations in entrance location, front bay and window configuration, dormer size and shape, brick color, and decorative detailing make each bungalow easily distinguishable from its neighbors.

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No buildings have been built past the period of architectural significance (1916-1930) within the Wrightwood Bungalow Historic District. Eight of the fifty-four existing Chicago bungalows in the district have been altered to such an extent as to render them non-contributing to the district. The most common alteration to these bungalows is the addition of large side dormers that do not match the size, scale, or roof pitch of original dormers. Otherwise, the bungalows in the district retain their early twentieth century appearance, as outlined in the registration requirements of the Chicago Bungalow Multiple Property Listing.

Site and Setting:

The boulevard landscape on Wrightwood Avenue provides a spacious setting for the district's bungalows. Two swaths of green space dotted with mature and immature trees divide the 200-foot right-of-way. Two one-way thoroughfares flank these boulevard lawns. The right-of-way includes street lawns fronting the street pavement as well as sidewalks between the street lawns and the property lines of the individual building lots. The street lawns measure approximately twenty feet in depth. The sidewalks are consistently five feet wide. North Kilpatrick Avenue, running north-south, separates the 4600 and 4700 blocks of Wrightwood. Both block faces of the 4600 block of Wrightwood, developed by Stoltzner Construction, are evenly divided into sixteen lots, each measuring 31 feet wide and 150 feet deep. The 32 bungalows on the block exhibit uniform setbacks: each sits roughly 30 feet from the sidewalk, with approximately six feet of space between bungalows. This spacing leaves room for sidewalks that hug the long side of each bungalow, either leading to a side entrance or providing access to the back yard. With a footprint measuring twenty-four feet wide and forty-seven feet deep, these bungalows occupy only about a quarter of the total square footage of their lots, leaving ample room for public and private yards.

Lot sizes and setbacks have a wider range on the 4700 block of Wrightwood, where bungalows were built individually or in small groupings of two or three. The spacious Arts and Crafts bungalow at 4747 W. Wrightwood, which predated most of the Chicago bungalows in the

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district, sits on the largest lot in the district, approximately 60 feet wide by 134 feet deep. 4701 W. Wrightwood, constructed by Stoltzner, occupies the most spacious lot of any Chicago bungalow in the district, over fifty feet wide and 134 feet deep. However, the large, ornate bungalow on the lot sits just twenty-three-and-a-half feet from the sidewalk. The rest of the south block face, not including the commercial strip facing N. Cicero Avenue, is divided into eleven lots that range from thirty to forty feet wide. The bungalows occupying these lots are set back anywhere from twenty-nine to thirty-four feet from the public right-of-way—this range is small enough to preserve the sense of a relatively cohesive streetscape. Spacing between these bungalows varies from as little as five feet (between 4707 and 4709) to over thirteen feet (between 4725 and 4729). The north block face of the 4700 block exhibits a more uniform layout. Although the twelve occupied lots range in width from thirty to forty feet, the bungalows all sit approximately twenty-seven feet from the sidewalk. Because the lots on the 4700 block are only 134 feet deep, as compared to the 150-foot-deep lots on the 4600 block, and because many of the bungalows on the 4700 block are larger than Stoltzner's standard twenty-four by forty-seven bungalows, the bungalows on the 4700 block generally occupy about a third of their total lot space.

Frame and brick garages approximately twenty by thirty feet occupy the rear portion of most of the district's bungalow lots. Garages that serve interior lots generally face the alley, while those associated with corner bungalows tend to face the side street for easier access. The Wrightwood district contains thirteen garages that date from the period of significance, 1907 to 1930. For the most part, these garages are simple, utilitarian frame structures that mimic the formal composition of the more prominent bungalows only in their overhanging eaves and low-pitched hip roofs. Almost all of these garages are now covered in aluminum or vinyl siding and feature replacement garage doors. The garage at 4701 W. Wrightwood stands as the exception. Built at the same time as the bungalow, this garage exhibits many of the same elaborate features, including a terra cotta tile roof, yellow brick walls, and limestone detailing, as the bungalow it serves.

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Materials and Stylistic Variation:

As Chicago bungalows, all of the contributing bungalows within the Wrightwood Bungalow Historic District are one and-one-half story rectangular brick structures with low rooflines, overhanging eaves, and brick and limestone detailing. 4719, 4739 and 4741 W. Wrightwood, though not Chicago bungalows, are also considered contributing structures within the district. All three homes were built within the period of significance and contribute to the sense of a varied streetscape on the 4700 block of Wrightwood. Bungalows occupying corner lots in this district have face brick on both street-facing elevations, while bungalows on interior lots feature face brick only on their façades. Finished brickwork on all but 4701 W. Wrightwood extends only approximately six to eleven feet around the front corners of the buildings, depending on the entrance configuration, with the remaining elevations of Chicago common brick laid in common bond. Secondary materials include wooden elements used to construct frame dormers, window frames, exterior doors, and rear porches (many of which have since been enclosed), and limestone used for planter brackets, sills, copings, and decorative accents. Only one bungalow in the district, 4701 Wrightwood, features a terra cotta tile roof. Most of the bungalows in the district feature asphalt tile or sheet roofing over original asbestos shingles.

Despite the generally uniform setbacks in the district and the constraints of the relatively narrow lots, the bungalows exhibit some variety on their façades. Stoltzner's planned variation on the 4600 block allowed for different dormer styles, entrance configurations, and decorative elements. Each bungalow on the block, with the exception of 4648 Wrightwood, features a hipped roof with a modest front-facing dormer emerging from the top of the roofline. The dormer profiles alternate between hipped and front gable, and entrances are either from the side or from a front-facing corner porch. On bungalows that feature a front entrance, the corner porch occupies over one-third of the façade, with stairs abutting the interior edge of the porch and extending halfway across. Some of these corner porch bungalows shelter a front door facing the street, and others feature a doorway perpendicular to the street, opening directly into the front living space. This unusual configuration allows for a front-facing bedroom window looking out onto the street. The

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flat front bays of these corner porch bungalows house a single grouping of three or four windows, and many feature simple decorative brickwork and square or diamond-shaped limestone ornament. The side entrance bungalows on the 4600 block feature two groups of windows on their facades, one grouping of three and one of two windows. Battered piers decorate the corners of these bungalows, and simple wooden bracketed roofs shelter the ground level side entrances. Unlike Stoltzner's corner porch bungalows, the side entrance bungalows also featured prominent basement windows on the façade, many accented with decorative brickwork and limestone.

Most of the bungalows on the 4700 block date from 1920 to 1925. Only one example of the early, full-front-porch Chicago bungalow design exists in the district. 4721 W. Wrightwood, designed by J. E. Reynertson for carpenter Gunder Gunderson in 1916, originally featured an open front porch extending the entire width of the façade. Today, the porch is partially enclosed on one side with modern vinyl windows, and more closely resembles the later corner entrance bungalows built in the district during the early 1920s. The remaining bungalows on the south block face range from simple flat bay, corner porch configurations like the bungalows at 4713, 4715 and 4733 W. Wrightwood to more elaborate bungalows like 4735 W. Wrightwood, which features a polygonal bay, arched basement window openings, and art glass windows with transoms. The bungalows at 4725 and 4729 W. Wrightwood Avenue reflect the beginning of experimentation with the bungalow form during the 1920s. Axel Teisen's design for 4725 W. Wrightwood incorporated a projecting polygonal front bay with angled buttresses and limestone banding. Unlike the earlier bungalows in the district, the house featured a large front gable with prominent overhanging eaves and substantial brackets. Beneath the gable, an elaborate Palladian window framed with limestone replaced the standard dormer. The small corner porch, such a significant feature on the neighboring bungalows, recedes into the background. Not to be outdone, Polish contractor Anton Chmielewski constructed an even more elaborate bungalow next door, at 4729 Wrightwood. Chmielewski used the same basic design as Teisen, incorporating a projecting three-sided bay, recessed corner porch, and front gable, but went further by literally covering the façade of his bungalow with decorative brickwork and limestone accents, including a substantial limestone door surround.

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The show piece of the district is the yellow brick bungalow at 4701 W. Wrightwood. With its distinctive green terra cotta tile roof, unusual side porch, and wealth of limestone detailing, the bungalow at the corner of Wrightwood and Kilpatrick Avenue epitomized the craftsmanship and attention to detail that made the bungalow form so popular in Chicago. The entire bungalow is covered in yellow face brick. Bands of two, three and four double hung windows line both street-facing elevations. Although the original windows have been replaced, the owners have retained the original grouped configurations. A continuous band of limestone carries a repeating pattern of shields and floral medallions just under the roofline. Squared columns project from the corners of the Wrightwood façade and from the corners of the prominent square front bay. Large brackets at the corners of the front bay hold limestone flower urns. Keystone lintels made of limestone mark the basement windows. Facing Kilpatrick, the unusual side entrance porch features massive brick piers, an elaborate limestone door surround, and a pedimented roof.

The north face of the 4700 block features a more standard mix of bungalows. Most feature flat or shallow three-sided front bays with grouped windows, corner front entrance porches, and hipped or gabled front-facing dormers. 4708, 4738, and 4742 W. Wrightwood are the only side entrance bungalows on the block. 4708 features the traditional hipped roof with low hipped dormer, two identical window openings on the façade (with replacement windows) and battered corner piers. 4738 and 4742 Wrightwood diverge from this form by incorporating a side gabled roofline. A relatively large gabled dormer accommodates a group of three double hung windows, and attic windows emerge on the secondary elevations under the gabled eaves. 4738 features a single centered grouping of four windows over a single centered basement window; 4742 keeps the more common configuration of two window groupings on the facade. Battered piers project only slightly from the edges of the façade, tapering up to a continuous limestone sill. 4736 W. Wrightwood exhibits the same side gable roofline on a flat front bay and corner entrance bungalow configuration.

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Wrightwood Bungalow Historic District
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Statement of Significance

The Wrightwood Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalows Multiple Property Listing. With fifty-five bungalows developed between 1916 and 1926, including a major building campaign on the 4600 block in 1923, the District meets National Register Criterion A local significance by being associated with events that contributed to broad patterns of Chicago history—the promotion of single-family homeownership for city residents, countering the twentieth-century trend toward the increasing residential densities that characterized Chicago's contemporary apartments and tenements. The importance of bungalows for Chicago homeownership went beyond their original construction and purchase. For Criterion A the years of significance are 1916 to 1930, corresponding with the period of significance outlined in the Chicago Bungalows Multiple Property Listing.

Possessed of a high degree of its original architectural and urban integrity, the District also meets National Register Criterion C local significance by embodying the characteristics of a distinctive type, period, and method of residential construction—the bungalow. The district reflects both large-scale speculative building and individual residential development. Stoltzner Construction Company and architect Joseph Klafter designed and built all thirty-two bungalows on the 4600 block of W. Wrightwood Avenue in 1923-1924. In contrast, the 4700 block developed gradually during the late 1910s and early 1920s through the work of numerous individual homeowners, small-time builders and architects. Despite the variety of participants, the growth and development of the district maintained a uniform scale and a sense of cohesiveness. The district's unified residential landscape is the result not only of the dominance of one-and-one-half story brick bungalows on these blocks, but also of the unique streetscape. One of the few bungalow communities to be built on a boulevard, the district encompassing the 4600 and 4700 blocks of W. Wrightwood sits within a generous landscape framed by a 200-foot right-of-way that encompasses two one-way streets and a large central swath of open space. The raised track of the Chicago Northwestern Railroad to the east further enhances the sense of an enclosed landscape, physically separating the bungalow blocks from higher density apartment buildings to the east.

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Although located in a more heavily industrial area than most Chicago bungalow neighborhoods, the Wrightwood district maintained a strictly residential urban pattern that stood in sharp contrast to Chicago's nineteenth-century communities that freely mixed residential, commercial, and industrial buildings and activities. Thus, Wrightwood and other bungalow neighborhoods, with their distinct land-use patterns that anticipated Chicago's 1923 adoption of comprehensively zoned land uses and building restrictions, also represents a distinctive type as encompassed by National Register Criterion C. For Criterion C the years of significance are 1916 to 1926, indicating the dates of construction for the first and last bungalows in the district.

Historical Summary

The development of the 4600 and 4700 blocks of Wrightwood between 1916 and 1926 typified the rise and enormous popularity of Chicago bungalow neighborhoods between 1907 and 1930. Between 1900 and 1930 Chicago's population doubled as 1.5 million additional residents settled in the city. During this same period the number of owner-occupied units in Chicago rose from 86,435 in 1900 to 261,750 in 1930. The tens of thousands of one and one-and-one-half story brick bungalows built in the city's outlying neighborhoods between 1910 and 1930 stood at the forefront of this expansion of single-family homeownership. Built together on entire blocks, the unprecedented form of Chicago bungalows created an entirely novel form of Chicago urbanism. While facilitating the American dream of homeownership for Chicago residents, neighborhoods like Wrightwood/Haves Boulevard created a harmonious and aesthetically cohesive residential landscape.

When Chicago attorney and former city controller Samuel S. Hayes laid out plans for a new subdivision east of Cicero Avenue and north of Fullerton Avenue in 1873, much of the land northwest of Chicago lay undeveloped. Despite the flurry of development occurring north and south of the city after the Great Fire of 1871, the lack of adequate transportation lines hampered development on the city's northwest side. The extension of the Chicago, Milwaukee and St. Paul Railroad along Grand Avenue in the early 1870s and the subsequent industrial development along those tracks gave rise to suburban industrial communities like Cragin, Hansan Park, and

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However, Hayes' 700 acres of prairie, known as Kelyvn Grove, remained too isolated and inaccessible to attract large-scale development. Hayes strategically used a suburban commuter line of the Chicago Northwestern Railroad as the central north-south axis for his subdivision, there were no nearby stations. The line was, at the time, little more than a connector between the Wisconsin Division and the Galena Division of the C & NW. A closer branch of the Chicago, Milwaukee & St. Paul Railway would not appear until 1882, at the same time the first street car lines began connecting portions of the northwest side to downtown Chicago.¹

Despite the decidedly industrial nature of the area's scattered development, Hayes saw a grander vision for the future of Kelyvn Grove. Inspired by the Northwest Park District's new system of informal parks and broad connecting boulevards, which was nearing completion in 1873, Hayes placed a 200-foot-wide boulevard running east-west along the center of his new subdivision. Hayes plotted generous building lots from 50 to 81 feet wide along the boulevard he named for himself. North and south of the Hayes Boulevard, he alternated generous lots and narrower lots by street. Wyoming (Schubert), Nevada (Denung), Montana and Diversey Avenues featured 66-foot right-of-ways and between twenty and twenty-three building lots per block face, with lots averaging 25 to 30 feet by 150 feet with 15-foot setbacks. Groveland and Greenwood Avenue (now Parker and Altgeld), though not boulevards, shared the same spacious block configuration as Hayes Boulevard. Both streets held between ten and twelve wide lots, set back 30 feet from the street on a 100-foot right-of-way.² Hayes undoubtedly envisioned a mixture of comfortable and modest single-family homes that would soon be easily accessible by rail to Chicago. If the Chicago & Northwestern Company eventually built a station in Kelyvn Grove, proximity to the railroad would become a major selling point for homebuyers who commuted downtown to work every day.

Unfortunately for Hayes, the nature and frequency of the traffic on his little portion of the CN & W Railway changed dramatically in 1879, when contractor and real estate operator J. B. Brown chartered the Chicago & Western Indiana Railroad Company and began construction on a belt railway that would eventually encircle Chicago and connect every major railroad entering the city. The belt line began in South Chicago, ran west to 46th Avenue and north to the Galena line of

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the C & NW. Where the belt line ended, the line through Kelyvn Grove began. The little stretch of rail that had seemed so innocuous in 1873 was, by the 1880s, connected to all of Chicago's major industrial and commuter railroads. By 1911, the belt line averaged 3000 cars a day, and was connected to an elevated coach yard on the south side that boasted the largest round house in the country, with fifty-two stalls.³

The increased traffic along the railroad attracted industry, but the area remained too inaccessible for residential development until the early twentieth century. Jefferson Township was annexed into Chicago in 1889, and between 1911 and 1915, the city extended its electric streetcar line on Pulaski Road north to the north branch of the Chicago River. At the same time, streetcar lines pushed north along Cicero Avenue to Irving Park Boulevard.⁴ The construction of these lines connected the neighborhood both to downtown and to far flung sections of Chicago as they tied into a variety of mass transit lines. By the 1910s the growth of Chicago's population combined with the network of transit lines to renew interest in the residential possibilities of the area north of Fullerton and west of Pulaski. Laughlin Falconer, a farmer living on the northwest corner of Diversey and Cicero, subdivided a portion of his farm into 16 blocks for residential construction in 1913. In 1916, E. G. Pauling subdivided the farmland just north of Hayes' subdivision, restricting use to single- and multi-family residential with a minimum building cost of \$3500.⁵ Neighborhood amenities like schools and parks, essential to attracting residential developers and the families who would buy their homes, began to appear. In 1914, the Northwest Park District purchased land on the 4400 block of Wrightwood Avenue for Kelyvn Park. In 1916, the City of Chicago began work on the Kelyvn Park High School, designed by architect Arthur Hussander.⁶

Unlike most Chicago bungalow neighborhoods, the communities that sprang up between the two northwest extensions of the Chicago, Minneapolis and St. Paul during the 1910s and 1920s were not segregated from the industrial and manufacturing districts where many of their residents worked—they were in the thick of it. The network of railroads between Grand Avenue and Belmont Avenue west of Pulaski Road continued to attract a variety of manufacturing concerns, producing everything from ball bearings to wood laminates, throughout the late 1800s and early

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1900s. By the early 1930s, major manufacturing centers on the west side of the Chicago and Northwestern line (one between Belmont and Schubert Avenues and a second just south of Fullerton Avenue) accompanied the already established industrial centers along the CM & ST.P Railroad. The railroads were such an important part of the identities of these neighborhoods that when the community area system was adopted in Chicago in the 1930s, the boundaries of Belmont Cragin and neighboring Hermosa were defined not by streets, but by the railroad lines.⁷

When residential development arrived in Kelvyn Grove in the early twentieth century, it did not conform to Hayes' orderly 1873 suburban vision. By the 1910s, clusters of two-flats and scattered early bungalows dotted Hayes' Kelvyn Grove subdivision. The large lots along the boulevard and on Parker and Altgeld Avenues were cut into halves or thirds, making them closer to the Chicago standard of 25 feet by 125 feet. The Aetna Ball Bearings Company moved to Schubert Avenue, next to the C & NW line.⁸ Hayes Boulevard became Wrightwood Avenue. Nevertheless, the spacious landscape Hayes had planned along the boulevard remained intact, to be appropriated by bungalow builders in the late 1910s and early 1920s. In the unlikelyst of places, surrounded by factories and two-flats and bordering a rail line, Hayes' boulevard landscape offered the chance for a Chicago bungalow neighborhood to fulfill one of the primary goals of the Arts and Crafts movement—the restoration of a harmonious relationship between people, their houses, and nature.

By merging closely spaced rows of low-lying bungalows with a truly open yet seemingly secluded landscape, bungalow builders on the 4600 and 4700 blocks of Wrightwood countered the criticism of contemporary bungalow promoters (including *Craftsman* journal publisher Gustav Stickley and author Henry Saylor), who generally discouraged the construction of bungalows in the dense context of city neighborhoods.⁹ The bungalows in the Wrightwood Boulevard district were built in a decidedly urban setting, bordered on the east by a railroad and the west by a busy commercial street. However, the boulevard's generous 200-foot right of way allowed for expansive vistas of the streetscapes, while the elevated bank of the Chicago & Northwestern Railway served as a visual buffer, blocking the rows of two-flats on the eastern side of the tracks. These elements combined to give this two-block stretch of modest bungalows a grander visual effect than most

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Chicago bungalow blocks, reminiscent of the spacious layout of Chicago's earliest significant development of bungalows, the Villa Addition to Irving Park.¹⁰

Development in the district began on the 4700 block of Wrightwood in the 1910s. In 1916, Gunder Gunderson commissioned architect J. E. Reynertson to design a one-story brick residence at 4721 Wrightwood Avenue. Gunderson, a thirty-two-year-old carpenter, had immigrated to America from Norway just seven years before. He paid \$3000 for the simple brick bungalow, which originally featured a front porch that extended the entire width of the house—a California bungalow design element that was adopted by early Chicago bungalow builders, but which soon proved too impractical for Chicago's rigorous climate. The Gunderson family remained the only residents on Wrightwood between Cicero Avenue and the C&NW for two years. In late 1918, John Stevens completed work on a large brick bungalow at 4747 Wrightwood, which Reynertson also designed. Built on a fifty-foot wide lot and therefore unconstrained by the typical narrow Chicago lot, Steven's bungalow, at 34 feet by 47 feet, was substantially wider than most Chicago bungalows and featured Prairie-style design elements like peaked gables and expansive overhanging eaves. Henry Iwicki built the third bungalow on the block, a modest flat-bay design with a large corner porch, with architect H. M. Hansen in 1919. Iwicki, a hardware salesman born in Illinois to German parents, paid \$4500 for his bungalow. Despite differences in style and massing, and despite the fact that only Stevens would build more than one bungalow on Wrightwood (4736 and 4742 Wrightwood, both completed in 1922) these first three residences set the precedent for bungalow building in the district.¹¹

Development remained slow in the Wrightwood district during the late 1910s, but by the end of 1925, the district would be almost completely filled with Chicago bungalows. By far the largest single developer in the district was the Stoltzner Construction Company, which built more than half of the district's total fifty-five bungalows, including all thirty-two bungalows on the 4600 block of W. Wrightwood. Charles O. Stoltzner, a Danish immigrant who came to the United States in 1905, formed the company around 1920 with his brothers, Kai and Orla Stoltzner. During the early 1920s, Stoltzner Construction operated from a modest office at 3745 N. Cicero Avenue, building primarily bungalows on the northwest side of the city. The

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development of the 1600 block of Wrightwood was one of the company's first large projects.¹³ In March of 1925, Charles Stoltzner and his wife, Laura, purchased lots 21 through 30 of block 11 and lots 1 through 10 of block 14 in Hayes' subdivision—all of the lots on the 1600 block of W. Wrightwood Avenue—for \$128,000.¹³ The Stoltzner Construction Company divided each block face into sixteen uniform lots, approximately 30 feet wide and 150 feet deep. In May of 1923, the *Chicago Tribune* reported that the company planned to build sixteen one-story brick residences on the south side of the 1600 block of W. Wrightwood Avenue. Three months later, the company applied for a permit to build an additional sixteen brick residences on the north block face. Local architect Joseph Klatter, then just twenty-seven years old, designed all of the 1600 block bungalows. Klatter, who served as the architect for a number of Stoltzner's projects during the early 1920s, used easily exchangeable design elements—dormer shape, entrance location and orientation, brick color, limestone detailing—to create variety and interest along the streetscape. Covered side entrances alternated with recessed corner porches, gabled dormers alternated with hipped dormers. Some bungalows featured prominent corner piers, while others were decorated with simple geometric patterns in brick and limestone. Brick colors ranged from rusty red to deep gold.

This variation in Stoltzner's bungalows addressed the concerns of critics over the monotony arising from identical bungalows tightly packed onto adjacent urban lots. Such a form seemed to undercut the individuality of resident families and to place the relationship of one house to the next house above the relationship of each house to its landscaped setting. The *Chicago Tribune* reported in 1922 that people attempting to "relieve the monotony" of uniform rows of bungalows had "found that only comparatively slight alterations were needed . . . to change entirely the aspect of each bungalow. A dormer window here and a peaked roof there and other similar changes broke the skyline, eliminating the pea-in-a-pod effect so disconcerting to the celebrating gentleman who had forgotten the number of his own castle."¹⁴ By varying the bungalows along the 1600 block of Wrightwood, however slightly, Stoltzner and Klatter worked to counter the criticism aimed at developers who erected large concentrations of bungalows.

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In contrast to the planned variation along Stoltzner's 4600 block, the variety of style and detailing that emerged on the 4700 block of Wrightwood was the natural product of the many different builders and architects who had a hand in the block's development. Even the first scattered bungalows on the block exhibited a certain degree of variety. The Gunderson bungalow, as the first bungalow in the district, was also the simplest bungalow on the block, with its hipped dormer, straightforward massing, open front porch and lack of ornamental detailing. Built four years later, Harold Iwicki's bungalow, with its limestone detailing and gabled dormer with decorative eaves, hinted at the spirit of experimentation that would characterize Chicago bungalow building during the 1920s. Built over a period of ten years, the bungalows on the 4700 block of Wrightwood illustrated the evolution of Chicago bungalow design during the height of the bungalow's popularity, as architects and builders experimented with more complicated massing, rearranged interior configurations, and added increasingly elaborate stylistic detailing. Prior to 1924, all of the bungalows constructed on the block adhered to the precedent set by early bungalows in the district—flat front bays with side or corner entrances, a single grouping of three or four windows on the façade, and simple dormer shapes. Stoltzner's 1923 building campaign on the 4600 block served to re-enforce this basic bungalow design. Architects and builders introduced only subtle changes during the early 1920s. The two bungalows at 4714 and 4722 Wrightwood that architect Ernest Braucher designed for N. J. McLeod in 1921 were essentially the same as the bungalow at 4715 that he would design two years later for Charles Sicksen. The only noticeable change to Braucher's basic design was the diminished size of the open corner porch on Sicksen's bungalow. In 1922, John Stevens built two bungalows at 4736 and 4742 Wrightwood with the architectural firm Elkbrook & Gelminska. Although the bungalows appeared essentially the same as their predecessors from the front, with a flat bay and corner porch, Steven's bungalows were gabled on their long sides. Contractor Axel Lindquist added slightly projecting polygonal bays to his bungalows at 4704 and 4718 Wrightwood.

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It wasn't until 1924, when Swedish-born architect Axel Teisen designed a unique and substantial bungalow at 4725 Wrightwood for Polish butcher Theodore Giesler, that architects and builders on Wrightwood began testing the boundaries of bungalow design. Teisen's design incorporated a projecting polygonal front bay with angled buttresses and limestone banding. Unlike the earlier bungalows in the district, the house featured a large front gable with prominent overhanging eaves and substantial brackets. Beneath the gable, an elaborate Palladian window framed with limestone replaced the standard dormer. The small corner porch, such a significant feature on the neighboring bungalows, receded into the background. Not to be outdone, Polish contractor Anton Chmielewski constructed an even more elaborate bungalow next door, at 4729 Wrightwood. Chmielewski used the same basic design as Teisen, incorporating a projecting three-sided bay, recessed corner porch, and front gable, but went further by literally covering the façade of his bungalow with decorative brickwork and limestone accents, including a substantial limestone door surround.¹²

The experimentation with design and the progression towards increasingly elaborate bungalows reached its peak in the Wrightwood district with the construction of 4701 Wrightwood Avenue. The bungalow, designed by Joseph Klafter and built by Stoltzner Construction Company, stood in sharp contrast to Stoltzner's 1923 Wrightwood bungalows.¹³ Prominently located on a large corner lot at the intersection of W. Wrightwood and N. Kilpatrick Avenues, the bungalow at 4701 featured two commanding façades. From Wrightwood Avenue, the bungalow appeared a larger, more elaborate version of the common side entrance bungalow, with a projecting square bay and gabled dormer. However, the bungalow's Kilpatrick Avenue façade showcased unique design elements and a host of ornamentation. A large front-gable porch projected from the center of the façade, supported by massive battered piers with limestone detailing. The entrance featured a wooden door framed by an elaborate limestone surround. Banded windows flanked the porch. The bungalow's green terra cotta roof and yellow brick exterior were repeated in the rear garage, constructed at the same time as the house. With 4701 W. Wrightwood, Stoltzner and Klafter created a showpiece for the new neighborhood that adhered to the same basic design guidelines set by the existing bungalows on the block. Bungalow neighborhoods like

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Wrightwood were restricted residential communities that anticipated the segregation of uses eventually codified in Chicago's 1923 zoning ordinance. For many early residents of the 4600 and 4700 blocks of Wrightwood, the uniform residential character of the neighborhood, with the expansive landscape frame provided by Hayes' original boulevard layout, represented a distinct contrast to the urban neighborhoods where they had previously lived. Many of the families who moved onto the 4600 and 4700 blocks of Wrightwood came from older parts of the city where residential, commercial, and industrial buildings stood side by side. Carpenter Otto Peterson lived above a Chinese laundry in Hyde Park before moving into the bungalow at 4718 W. Wrightwood with his wife and two young sons. John Engedahl, a Norwegian mail carrier who immigrated to the United States in 1893, moved to his bungalow at 4626 Wrightwood from a second-story apartment on Milwaukee Avenue. Engeldahl had lived above a store, looking out onto a large auto repair shop across the street. His neighbors on Milwaukee Avenue were a printing shop and an undertaker's parlor.¹⁷

For Peterson, Engeldahl, and many other families on Wrightwood Avenue, the bungalow provided an escape from the noise and commotion traditionally associated with city living. Residents who had moved from comparatively quiet residential surroundings, such as Rudolph Gustafson, who lived on a block of Keystone Avenue filled with two-flats before moving to 4635 W. Wrightwood, sought the privacy and additional space that the bungalow neighborhood provided. Private backyards were places to plant gardens and let children play; basements and attics could be used for laundry and storage. In addition, families moving from flat buildings soon discovered that bungalows utilized the same efficient and economical floor plan as the apartments they had left. Living and dining room spaces merged together to create the feeling of a more spacious interior. The kitchen occupied the rear of the house, with access to the dining room and back yard. Modern amenities like indoor plumbing, electricity, and central heat were included as standard features. Most importantly, all living space, public and private, was confined to the first floor, an arrangement that allowed bungalow housewives, who could not afford the luxury of hired help, to keep their homes neat and tidy.¹⁸

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The uniformity of the bungalow blocks along Wrightwood Avenue masked the ethnic and economic diversity of the families that lived there. Forty of the total fifty-seven bungalow owners in the district were immigrants or children of immigrants. German and Norwegian families predominated in the district by a narrow margin, but a variety of nationalities, including Polish, Swedish, Danish, French, English, Irish, Scottish, Hungarian, and Australian were also represented on the blocks. Most of the male heads of household were employed in skilled blue- and white-collar jobs, earning enough money to save for the modest down payment and working steadily enough to make monthly mortgage payments on their bungalows. Richard Riedell worked as a welder in a machine shop to save the \$1500 down payment on his bungalow at 4639 W. Wrightwood, where he lived with his wife, Barbara.¹⁹ Many households, particularly those that included extended family members, relied on the combined income of several residents to make ends meet. By 1930, Norwegian decorator Hans Hanssen was living with his wife, two adult daughters, a son-in-law, a widowed daughter-in-law, two grandsons, and a cousin. Both his daughters worked as stenographers, his son-in-law, Carl Miller, drove a milk wagon, and his cousin was a carpenter. All most likely contributed to the \$60.00 monthly payments on the family bungalow at 4645 W. Wrightwood.²⁰ Entrepreneurs and professionals, although not prevalent, occupied several of the Wrightwood bungalows. Axel Lindquist, a building contractor and the president of the Chicago Concrete Roofing Tile Company, built the bungalow at 4738 W. Wrightwood for his family in 1924. Curtis Haines, a physician, lived at 4735 W. Wrightwood, and lumber merchant Fred Gardner owned the bungalow at 4653 W. Wrightwood.²¹

The bungalow neighborhood that emerged on the 4600 and 4700 blocks of Wrightwood Avenue between 1916 and 1926 allowed dozens of middle- and working-class families to share in the American dream of homeownership. For these families, many of whom were first- and second-generation immigrants, the bungalow provided a thoughtfully designed, solidly built, and thoroughly modern home that was within reach of the average wage earner. At the same time, the cohesive landscape of the Wrightwood bungalow blocks allowed an economically, ethnically, and culturally diverse group of people to assimilate into a uniform American residential fabric. Even

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today; the bungalows on Wrightwood continue to extend the benefits of homeownership to middle- and working-class Chicagoans.

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¹ Hayes' Kelyvn Grove Addition to Chicago. Plat Document 125133, dated September 24, 1873. See also *Chicago Community Area Fact Book*, 1990.

² *Ibid.*

³ John F. Murphy, "The Railroads of Chicago," (Chicago & Western Indiana Railroad Company, 1911) 13-14.

⁴ Map of Chicago Surface Lines from *Economist* (January 4, 1913, January 7, 1915, and January 10, 1920).

⁵ Laughlin Falconer's First Addition to Chicago, Cook County Plat Document 5127933, dated February 11, 1913. E. G. Pauling's Belmont Avenue Addition to Chicago, Cook County Plat Document 5787012, dated January 14, 1916. Both plat maps can be found at the Cook County Recorder of Deeds.

⁶ Warranty Deed between John Logan and Northwest Park District, dated April 16, 1914. Historic Chicago Buildings Survey, compiled by the Commission on Chicago Landmarks.

⁷ Sanborn Fire Insurance Maps dated 1918, 1924. *Chicago Community Area Fact Book*, 1939.

⁸ Sanborn Fire Insurance Map dated 1924.

⁹ See Gustav Stacklev, *Craftsman Homes*, (New York: Gramercy Books, 1995, originally published in 1909) and Henry H. Saylor, *Bungalows. Their Design, Construction and Furnishing, with Suggestions also for Camps, Summer Homes and Cottages of Similar Character* (New York: McBride, Winston & Company, 1911).

¹⁰ See Daniel Bluestone, "Chicago Bungalows" Multiple Property Listing, 2003, p 7 & 17-18.

¹¹ This report is based on Chicago building permits for the 4700 block of Wrightwood Avenue, and on the Fourteenth Census of the United States, 1920, Manuscript Population Schedules.

¹² Fourteenth Census of the United States, 1920, Manuscript Population Schedules; 1921-1923 City Directories; Stoltzner Construction Company incorporation records, dated June 1925.

¹³ This figure is based on sixteen Trust Deeds recorded between Laura and Charles Stoltzner, grantors, and the Union Bank of Chicago, grantee, dated 3/10/1923, Corporation Index of the Cook County Recorder of Deeds.

¹⁴ *Chicago Tribune*, 10 April 1922.

¹⁵ Building permits for 4725 and 4729 W. Wrightwood Avenue, dated 5/26/1921 and 6/10/1925, respectively.

¹⁶ Chicago Building Permit for 4701 W. Wrightwood Avenue. Historic Chicago Buildings Survey, compiled by Commission on Chicago Landmarks.

¹⁷ This account relies on several sources, including the Fourteenth Census of the United States, 1920, Manuscript Population Schedules; Chicago City Directories; Sanborn Fire Insurance Maps, and deed and title records.

¹⁸ For more on the link between apartments and Chicago bungalows, see Daniel Bluestone "Chicago Bungalows" Multiple Property Listing, 10-11.

¹⁹ Agreement dated September 21, 1913, between grantors Laura & Charles Stoltzner and grantees Richard & Barbara Reidel. Fifteenth Census of the United States, 1930, Manuscript Population Schedules.

²⁰ Agreement dated September 18, 1913, between grantors Laura & Charles Stoltzner and grantees Hans & Clara Hanssen. Fifteenth Census of the United States, 1930, Manuscript Population Schedules.

²¹ Fourteenth Census of the United States, 1920, Manuscript Population Schedules; Fifteenth Census of the United States, 1930, Manuscript Population Schedules; Chicago Building Permits for 4738 W. Wrightwood Avenue.

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Boundary Description and Justification

Geographical Description, Boundaries, Conditions, and Non-Contributing Structures

Boundary Description

The Wrightwood Bungalow Historic District is located in Section 27, Township 40 North, Range 13 East, UTM Grid Zone 16, Chicago, Cook County, Illinois bounded roughly by N. Cicero Avenue on the west, a line of the Chicago Northwestern Railway on the east, the alley between W. Wrightwood Avenue and W. Schubert Avenue on the north, and the alley between W. Wrightwood Avenue and W. Deming Place on the south. Beginning at the intersection of the alley just east of N. Cicero Avenue and W. Wrightwood proceed north to the alley between W. Wrightwood and W. Schubert, turn 90 degrees and head east to Kenton Avenue turn 90 degrees and head south to the intersection of the Kenton Avenue and the alley between W. Wrightwood and W. Deming, turn 90 degrees and head west to the rear property line one building off N. Cicero Avenue, turn 90 degrees and head north to the point of beginning.

Boundary Justification

The boundaries in this district encompass two city blocks of Chicago bungalows, the 4600 and 4700 blocks of W. Wrightwood Avenue. The 4600 block of W. Wrightwood Avenue consists of bungalows built entirely by one contractor. The 4700 block, though developed by numerous builders, contractors and architects between 1916 and 1926, maintains a cohesive and uniform landscape that is consistent with the bungalows on the 4600 block. Bound on the west by the alley just east of N. Cicero Avenue (behind the commercial blocks that face Cicero) and separated from the 4500 block of Wrightwood Avenue by a raised rail line, the two blocks form a secluded district of Chicago bungalows. Relatively few significant alterations to the bungalows detract from their original expressions. The character of the neighborhood is further preserved by the continued use of its bungalows exclusively as private residences.

The architectural continuity of this neighborhood does not extend in any direction beyond the district's boundaries. While a residential character persists to the north, south, and east of the

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boundaries, the consistency of form present in the district is diluted on neighboring blocks by significant alterations to the bungalows, and by the presence of other housing types constructed outside the period of significance. Commercial and residential buildings line N. Cicero Avenue, a heavily traveled two-way, four-lane street, marking a clear shift in neighborhood character west of the district. While bungalows proliferate south of W. Wrightwood Avenue on W. Deming Place and W. Altgeld Street, they are not as consistent as those included in the district, being interspersed with groups of two- and three-flats. These streets also lack the spacious landscape that frames the bungalows on Wrightwood Avenue. Two flats dominate W. Wrightwood Avenue east of the Chicago Northwestern track, which forms the eastern boundary of the district.

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- | | | |
|---|--|--|
| 1. 4604 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$4000
Date Completed: 11/24/1923
* Contributing Garage | 6. 4611 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 | 12. 4621 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 |
| 2. 4605 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 | 7. 4614 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923 | 13. 4622 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923
* Contributing Garage |
| 3. 4608 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923 | 8. 4615 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 | 14. 4623 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923
* Contributing Garage |
| 4. 4609 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 | 9. 4616 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923 | 15. 4624 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923
* Contributing Garage |
| 5. 4610 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923 | 10. 4617 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 | 16. 4627 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffter
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923 |
| | 11. 4620 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923
* Contributing Garage | |

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- | | | |
|---|---|---|
| <p>17. 4630 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> | <p>23. 4638 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> | <p>28. 4645 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923
*Contributing Garage</p> |
| <p>18. 4631 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923</p> | <p>24. 4639 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923
* Contributing Garage</p> | <p>29. 4648 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> |
| <p>19. 4632 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> | <p>25. 4642 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923
* Contributing Garage</p> | <p>30. 4649 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923</p> |
| <p>20. 4633 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923</p> | <p>26. 4643 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923
* Contributing Garage</p> | <p>31. 4650 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> |
| <p>21. 4634 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> | <p>27. 4644 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: none listed
Contractor: owner
Cost: \$6000
Date Completed: 11/24/1923</p> | <p>32. 4653 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923</p> |
| <p>22. 4635 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: J. Klaffer
Contractor: owner
Cost: \$6000
Date Completed: 12/10/1923</p> | | <p>33. 4701 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: Klaffer
Contractor: owner
Cost: \$13,000
Date Completed: 7/15/1925
* Contributing Garage</p> |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Property List Page 27

Wrightwood Boulevard Historic District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

- | | | |
|--|---|--|
| 34. 4704 W. Wrightwood Avenue
Owner Axel Lindquist
Architect Day & Lindquist
Contractor J. Terrill
Cost \$10,000
Date Completed 7/15/1925 | 40. 4714 W. Wrightwood Avenue
Owner N. J. McLeod
Architect Braucher
Contractor Crawford Const
Cost \$7500
Date Completed 6/22/1923
* Contributing Garage | 45. 4722 W. Wrightwood Avenue
Owner Andrew Koszenoum
Architect Tiesen
Contractor none listed
Cost \$8,000
Date Completed 6/21/1923
* Contributing Garage |
| 35. 4707 W. Wrightwood Avenue
Owner Stolener Construction
Architect None listed
Contractor Owner
Cost \$6,000
Date Completed 7/15/1925 | 41. 4715 W. Wrightwood Avenue
Owner Charles Sicksen
Architect Braucher
Contractor owner
Cost \$5000
Date Completed 11/23/21
* Contributing Garage | 46. 4724 W. Wrightwood Avenue
Owner N. J. McLeod
Architect Braucher
Contractor Crawford Const.
Cost \$7600
Date Completed 6/22/1923 |
| 36. 4708 W. Wrightwood Avenue
Owner A. H. Lindquist
Architect none listed
Contractor owner
Cost \$6,600
Date Completed 2/9/1925 | 42. 4718 W. Wrightwood Avenue
NON-CONTRIBUTING
Owner Axel H. Lindquist
Architect Lindquist & Doti
Contractor Joseph Vulliamy
Est \$6600
Date Completed 10/28/1925 | 47. 4725 W. Wrightwood Avenue
Owner T. Giesler
Architect Jacob
Contractor Tiesen
Cost \$6000
Date Completed 6/29/1924 |
| 37. 4709 W. Wrightwood Avenue
Owner Stolener Construction
Architect None listed
Contractor Owner
Cost \$6,000
Date Completed 7/15/1925 | 43. 4719 W. Wrightwood Avenue
Owner Andrew O. Silverson
Architect G. E. Pearson
Contractor owner
Cost \$10,000
Date Completed 8/1/1929 | 48. 4728 W. Wrightwood Avenue
Owner E. Shannon
Architect none
Contractor owner
Cost \$4500
Date Completed 12/29/1922 |
| 38. 4712 W. Wrightwood Avenue
Owner
Architect
Contractor
Cost
Date Completed | 44. 4721 W. Wrightwood Avenue
Owner Gunder Gundersen
Architect I. F. Bergstrom
Contractor owner
Cost \$3000
Date Completed 11/23/1916 | 49. 4729 W. Wrightwood Avenue
Owner Anton Chmielewski
Architect none listed
Contractor owner
Cost \$4000
Date Completed 10/28/1925 |
| 39. 4713 W. Wrightwood Avenue
Owner D. Lang & E. Fazin
Architect Bergstrom
Contractor J. Headley & Co.
Cost \$7000
Date Completed 6/17/1921 | 50. 4732 W. Wrightwood Avenue
Owner Hannah England
Architect none listed
Contractor none listed
Cost \$5000
Date Completed 7/26/1926 | |

United States Department of the Interior
National Park Service

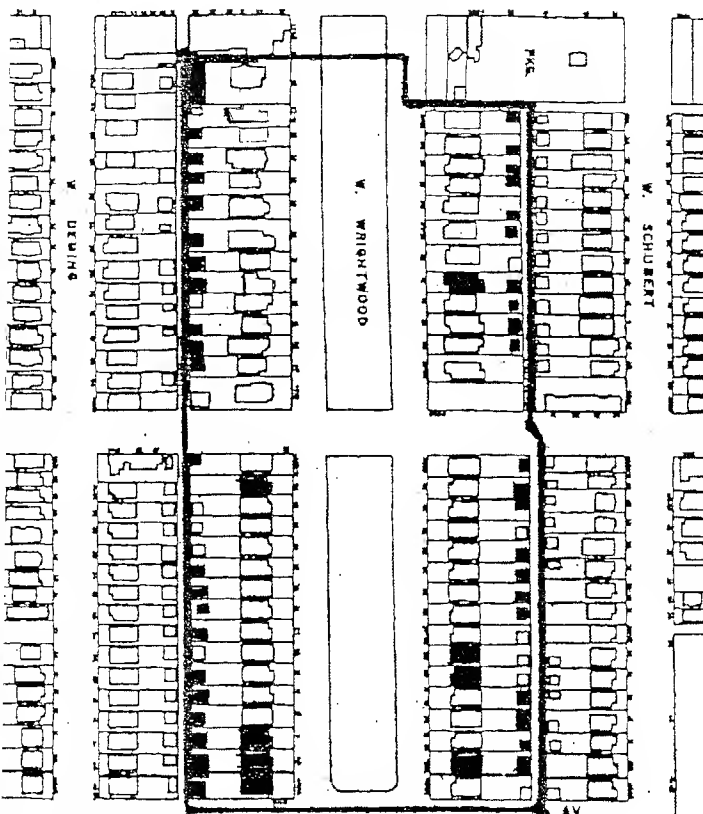
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Property List Page 28

Wrightwood Boulevard Historic District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

-
- | | |
|---|--|
| 51. 4733 W. Wrightwood Avenue
Owner: H. Iwicki
Architect: H. M. Hansen
Contractor: S. Zarman
Cost: \$4500
Date Completed: 6/17/1929 | 57. 4741-43 W. Wrightwood Avenue
Date of permit card: 9/6/1927 |
| 52. 4735 W. Wrightwood Avenue
Owner: A. Finstad
Architect: Pearson
Contractor: Doyer Const.
Cost: \$9000
Date Completed: 7/26/1926 | 58. 4747 W. Wrightwood Avenue
Owner: John Stevens
Architect: Reynertson
Contractor: S. Zarman
Cost: \$3500
Date Completed: 12/21/1918 |
| 53. 4736 W. Wrightwood Avenue
Owner: J. Steven
Architect: none listed
Contractor: Elkivoss & Geiminska
Cost: \$6000
Date Completed: 1922 | |
| 54. 4738 W. Wrightwood Avenue
Owner: A. H. Lindquist
Architect: None listed
Contractor: owner
Cost: \$7500
Date Completed: 9/24/1924 | |
| 55. 4739 W. Wrightwood Avenue
Owner: Stoltzner Construction
Architect: Klaffer
Contractor: owner
Cost: \$9000
Date Completed: 2/9/1925 | |
| 56. 4742 W. Wrightwood Avenue
Owner: J. Steven
Architect: none listed
Contractor: Elkivoss & Geiminska
Cost: \$6000
Date Completed: 1922 | |

N Cicero



□ = existing building
 ■ = new - extra building

See plan toward "Zoo" at
 Historic District, Chicago



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

100 North LaSalle Street, P.E.
Administration

Chicago, Illinois 60602
312-744-3200
312-744-3140 (FAX)
312-744-2578 (TTY)

City of Chicago
http://www.cityofchicago.org

June 7, 2004

Tracey A. Scullie
Survey & National Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol
Springfield, IL 62702

Re: Chicago nominations to the National Register of Historic Places

- South Water Market, bounded by W. 14th Pl., S. Racine Ave., S. Morgan St., and the W. 16th St. rail embankment
- Washington Park, bounded by E. 51st St., S. Cottage Grove Ave., E. 60th St., and S. King Dr.
- Wrightwood Bungalow Historic District, 4600- and 4700-blocks Wrightwood Ave.

Dear Ms. Scullie:

This is in response to your letters of April 12 and 28 to the Commission on Chicago Landmarks asking for the Commission's comments on the nominations of the properties referenced above to the National Register of Historic Places. As a Certified Local Government (CLG), the City of Chicago is given the opportunity to comment on local nominations to the National Register prior to being considered by the Illinois Historic Sites Advisory Council.

At its regular meeting of June 2, 2004, the Commission voted unanimously to support the National Register listings for all three nominations. The Commission's resolution is attached.

Please contact Terry Tatum of my staff at 312-744-0147 if you have any questions.

Sincerely,

Brian Goeken
Deputy Commissioner
Landmarks Division

Originated by

Terry Tatum
Director of Research
Landmarks Division

encl

cc: Susan Baldwin, Baldwin Historic Properties
Julia Bachrach, Chicago Park District
Lenny Ramsey, Historic Chicago Bungalow Association
Chicago University Commons LLC & The Enterprise Companies
Hieu Trong
HC Realty, LLC
Bill Povalla, Department of Housing
Judy Minor-Jackson, Department of Planning and Development
Mary Bonhomme, Department of Planning and Development
Dannra Childers, Department of Planning and Development

NEIGHBORHOODS
Alive!



Resolution
by the
Commission on Chicago Landmarks
on the
Nominations to the National Register of Historic Places
for

South Water Market,
bounded by W. 14th Pl., S. Racine Ave., S. Morgan St., and the W. 16th St. rail
embankment

Washington Park,
bounded by E. 51st St., S. Cottage Grove Ave., E. 60th St., and S. King Dr.

Wrightwood Bungalow Historic District,
4600- and 4700-blocks W. Wrightwood Ave.

June 3, 2004

The Commission on Chicago Landmarks finds that:

- South Water Market meets Criterion A for planning and community development as the City of Chicago's long-time produce market building complex; and that
- Washington Park meets Criterion A for entertainment/recreation and social history and Criterion C for architecture and landscape architecture as one of Chicago's most significant large-scale parks; and that
- the Wrightwood Bungalow Historic District meets Criteria A for community planning and development and C for architecture as a coherent group of Chicago bungalows that reflect the definition of the Chicago bungalow building type under the already listed "Chicago Bungalow" Multiple Property Documentation form.

Now, therefore, be it resolved by the Commission on Chicago Landmarks that it hereby supports the listing of all three nominations to the National Register of Historic Places



Illinois Historic
Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7123

Voice (217) 782-4686

MEMORANDUM

TO: Mayor Richard M. Daley, City of Chicago
Brian Goeken, Landmarks Division, Department of Planning and Development

FROM: Tracey A. Sculle, Survey and National Register Coordinator *TAS*

DATE: April 12, 2004

SUBJECT: Preliminary Opinion on the Wrightwood Bungalow Historic District, Chicago

Wrightwood Bungalow Historic District is a distinct area of Chicago Bungalows and secondary garage buildings in the Hermosa Community Area of Chicago. The district is centered along the 4600 and 4700 blocks of West Wrightwood Avenue and roughly bounded on the west by Cicero Avenue and on the east by the Chicago and Northwestern Railroad. The contributing buildings in the district were built in two construction episodes—gradual development in the late 1910s through the early 1920s by a number of builders and architects and a concentrated development of bungalows in the 4600 block built between 1923 and 1924 by Stoltzner Construction Company and designed by architect Joseph Klafner. The contributing residences in the district are clearly Chicago Bungalows in form and design. There are also 13 contributing secondary garage buildings included within the district. The district meets Criterion A for community planning and development and Criterion C for architecture and represents a very consistent and unified area of Chicago bungalows within this area of the city. The period of significance for Criterion A is from 1916, when the first houses were built to 1930, the end period for significance established in the Multiple Property Documentation form for Chicago Bungalows. The period of significance for Criterion C is 1916 to 1926, the years the bungalows were built. The district retains sufficient integrity to convey both its historic and architectural merit.

ALASKA, BARANCURA-SUSITNA BOROUGH CENSUS AREA,
Track, Plane and Oscar, House,
North 40th St., bet. the Parks Hwy/Alaska PR and E. Keating Ave.,
Wasilla, 99607008,
LISTED, 9/15/04

ARIZONA, MARICOPA COUNTY,
Mountain States Telephone and Telegraph Exchange Building,
116 N. Marina St.,
Prescott, 86007512,
LISTED, 9/15/04

ARIZONA, PULASKI COUNTY,
Horseshell-Spallman Carcassal,
bet. Memorial Park and Way,
Little Rock, 72003065,
ADDITIONAL DOCUMENTATION APPROVED, 9/15/04

FLORIDA, BAY COUNTY,
Culmet Cabin,
NE Fowler 1494,
Panama City Beach vicinity, 04000072,
LISTED, 9/15/04

FLORIDA, LEWY COUNTY,
Harper House,
17405 E. Ponce Ave.,
Montverde, 34909009,
LISTED, 9/15/04

FLORIDA, MARTIN COUNTY,
Stuart Welcome Arch,
bet. 1570 and 1530 NE Dixie Hwy.,
Jensen Beach, 04003971,
LISTED, 9/15/04

ILLINOIS, COOK COUNTY,
Montgomery, John Ferguson, House,
15 Old Green Bay Rd.,
Glencoe, 04007894,
LISTED, 9/15/04

ILLINOIS, COOK COUNTY,
Wrightwood Bungalow Historic District,
4670 and 4700 Blks of W. Wrightwood Ave.,
Chicago, 60640000,
LISTED, 9/15/04
(Chicago Bungalows NIS)

ILLINOIS, SANGAMON COUNTY,
Taylor Spangrath,
127 S. Grand Ave. W.,
Springfield, 62702070,
LISTED, 9/15/04
(Multiple Family Dwellings in Springfield, Illinois NIS)

KANSAS, SEDGWICK COUNTY,
Dewars House,
1204 North Market,
Wichita, 67209073,
LISTED, 9/15/04

KENTUCKY, VERNON PARISH,
Kirtz, Joseph H., Jr. House,